

SCHEDULE A: Applications with Recommendation

20/0600

Item No: 02

Date of Committee: 08/01/2021

Appn Ref No:
20/0600

Applicant:
Mr Patrick Lee

Parish:
Westlinton

Agent:
Sam Greig Planning

Ward:
Longtown & the Border

Location: Green Meadows Country Park, Blackford, Carlisle, CA6 4EA

Proposal: Variation Of Condition 2 (Approved Documents) And Condition 8 (Landscaping Scheme) Of Previously Approved Application 20/0309 (Change Of Use Of Land To Provide Extension To Existing Caravan Park) To Amend The Approved Layout

Date of Receipt:
07/09/2020

Statutory Expiry Date
02/11/2020

26 Week Determination
11/01/2021

REPORT

Case Officer: Barbara Percival

1. Recommendation

1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on landscape character
- 2.3 Scale and design of the proposal
- 2.4 Impact of the proposal on the living conditions of the occupiers of neighbouring properties
- 2.5 Proposed drainage methods
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on biodiversity
- 2.8 Other matters

3. Application Details

The Site

- 3.1 The built form of Blackford is that of dispersed residential properties, farms and a plant hire business arranged around the highway network. Blackford Church of England School and St John the Baptist Church are located to the west of the A7 Carlisle to Longtown trunk road.
- 3.2 The application site, Green Meadows Country Park, is located to the east of the A7 with vehicular access to the site via a 200 metre driveway from the U1074 county highway. Green Meadows is primarily a holiday caravan park, however; there are also 15 permanent residential units within the site together with a managers bungalow.

Background

- 3.3 The site has a long planning history which has been reproduced for Members in Section 7. The most recent application was in July last year. Members of the Development Control Committee granted full planning permission for the change of use of land to provide an extension to existing caravan park (application 20/0309).
- 3.4 Conditions, amongst others, attached to application 20/0309 specifically restricts the total number of static units to be stationed on the application site at any one time to not more than 25no. with the total number of tent pitches/touring pitches not exceeding 20no. and 27no. respectively.
- 3.5 A further condition restricts the occupancy of the static holiday units, touring caravan pitches and tent pitches solely for holiday use only.
- 3.6 The application seeks planning permission for the variation of condition 2 (approved documents) and condition 8 (landscaping scheme) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the approved layout. The originally submitted application form also included the variation of condition 5 (number of units) attached to 20/0309, however; this condition has subsequently been omitted following the receipt of a further revised layout scheme for the application site.
- 3.7 The land subject of this application equates to approximately 1.75 hectares. The revised block plan now, however; illustrates the static holiday stances located in the northern section of the application site and along its western boundary as opposed to along the application site's northern, southern and western boundaries. The southern section of the application site would provide an informal area to accommodate 27no. touring caravan pitches and / or 20no. tent pitches.
- 3.8 The existing northern hedgerow would be reinforced with Holly and Beech whips with 4no. Wild Cherry trees planted within the proposed extended caravan park itself. Three large water features, as opposed to the originally consented two, would also be formed within the application site with pockets of planting around the periphery of two of them.
- 3.9 Internal access roads, utilising the existing driveway from the U1074 county

highway, would be formed within the application site. Foul drainage from the proposed 25no. holiday static units would be connected to an additional package treatment plant located adjacent to the existing package treatment plant within the existing caravan park close to the owner's bungalow.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of the occupiers of fourteen neighbouring properties and the posting of a site notice. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): -

the planning application currently under consideration is seeking to change the approved layout of the static caravans which includes 'clusters' of caravans. Further to this the application seeks to relocate the easternmost pond more centrally within the site and to incorporate additional landscaping between the proposed two 'clusters'. It is noted that this application does not propose any other alterations to the consented scheme, or the remaining conditions imposed by the Council. The Highways Authority do not have any objections with regards to the discharge of conditions 2 and 5 as they do not impact upon the highway. The drainage conditions associated with planning approved 20/0309 are still to be discharged and agreed upon by the LLFA. As such the LLFA have no objections with regards to the layout alterations as they do not increase flood risk on site or downstream. The Highway Authority and Lead Local Flood Authority has no objection with regards to the proposed discharge of condition 8 (landscaping) as it is considered that the proposal does not affect the highway, nor does it increase the flood risk on the site or elsewhere;

Westlinton Parish Council: - wish to make the following comments;

1. if the planning department felt that certain conditions had to be met for the application to be successful, then these conditions should be adhered to and not removed at a later date. It makes a mockery of the whole system;
2. even with the number of units in place now the site cannot cope with surface water. After any rain the water flows out of Green Meadows drive and crosses both lanes of the A7. This is an accident waiting to happen;
3. in all adverts for the site the word " holiday " is never mentioned in the context of homes. As we were assured that the original expansion was only allowed as they were not permanent residences. Other local residents were told that they would not get planning consent for projects as this is a planning sensitive area. Surely, we should have consistency!
4. any increase in numbers will increase the number of vehicles using the junction next to The Old Post Office, which has seen a number of fatal accidents. There were 2 accidents on that road last week.

Given these points, the parish council could not support this application and hope the planning dept. will actually take note of the parish councils objections on this occasion;

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - no observations or comments;

Local Environment - Environmental Protection: - no objections but applicant would have to vary the site licence to reflect the increase in units.

6. Officer's Report

Assessment

6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), and Policies SP2, SP6, EC9, EC10, EC11, IP2, IP6, CC5, CM5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The City Council's Supplementary Planning Document 'Trees and Development' is also material planning consideration. The Cumbria Landscape Character Guidance and Toolkit (March 2001) is a further material consideration.

6.3 The proposal raises the following planning issues:

1. Principle of Development

6.4 Paragraph 7 of the NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 8 and 9 explaining that achieving sustainable development means that the planning systems has three overarching objectives: economic, social and environmental. All of which are interdependent and need to be pursued in mutually supportive ways. Economic growth can secure higher social and environmental standards with planning decisions playing an active role in guiding development towards solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

6.5 To support a prosperous rural economy, paragraph 83 outlines that planning policies and decisions should enable: *"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship"*.

6.6 Paragraph 84 recognises that: *"sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing*

settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist".

- 6.7 The aforementioned paragraphs of the NPPF are reiterated in Policies EC9, EC10 and EC11 of the local plan all of which seek to support sustainable rural tourism and leisure developments where they respect the character of the countryside and where identified needs are not met by existing facilities in rural services centres. Specifically, in relation to caravan, camping and chalet sites, Policy EC10 of the local plan highlights that proposals for the development of caravan sites and the extension of caravan sites will be supported subject to compliance with the criteria identified within the policy.
- 6.8 As Members will be aware, the principle for the use of the land as an extension to Green Meadows Country Park for the siting of 25no. static holiday units and 27no. touring pitches and / or 20 tent pitches has been established since July 2020. This application now seeks permission for the variation of condition 2 (approved documents) and condition 8 (landscaping scheme) of previously approved application 20/0309 (change of use of land to provide extension to existing caravan park) to amend the approved layout.
- 6.9 The proposal would be an expansion of an existing sustainable rural tourism business and would ensure the continued viability of the enterprise. The permission is extant, and the principle of development remains in accordance with the objectives of the NPPF and relevant local plan policies.
- 6.10 The impact of the proposal on the remaining issues is discussed in the following paragraphs.

2. Impact Of The Proposal On Landscape Character

- 6.11 The Cumbria Landscape Character Guidance and Toolkit (March 2001) (CLCGT) describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. The CLCGT identifies that the application site falls within the Cumbria Landscape Character Sub-Type 5b "Low Farmland". The toolkit advises that key characteristics of this landscape are: undulating and rolling topography; intensely farmed agricultural pasture; hedges, hedgerow trees; and fences bound fields and criss cross up and over the rolling landscape.
- 6.12 The supporting guidance in respect of access and recreational development outlines that: *"small scale sensitive farm-based tourism/recreational businesses should be well sited close to or within existing farm buildings and appropriate landscaping should be included to integrate new facilities into the landscape".*

- 6.13 The submitted drawings now illustrate the reconfiguration of the layout of the 25no. static holiday units and 27no. touring pitches and / or 20 tent pitches within the application site. The revised drawing illustrates that the existing hedgerows along the northern boundary of the site would be retained and reinforced with further landscaping within the application site itself. This would mitigate for any perceived visual impact from the limited public viewpoints of the application site. Accordingly, the revised proposal is unlikely to have a significant detrimental impact on the character of the area. Should Members approve the application, a condition is recommended to ensure that the landscaping scheme is undertaken in the first planting period following the completion of the development.

3. Scale and Design Of The Proposal

- 6.14 As highlighted earlier in the report, Policy EC10 of the local plan supports the extension of existing caravan sites subject to satisfying relevant criteria including: the siting, scale and appearance of caravan sites do not have an unacceptable adverse impact on the character of the local landscape; and that the site is contained within existing landscape features and if necessary, and appropriate is supplemented with additional landscaping.
- 6.15 The application seeks permission to vary the layout of an extant permission for the extension into an adjoining parcel of land to the west of the caravan park. This is a relatively large extension, however; the application site is enclosed by existing mature hedgerows with further landscaping proposed. Three large water features would also be formed within the application site. The permanent static holiday stances would be arranged around two of the water features with the remaining water feature centrally located within the informal caravan / tent area. The reimposition of a condition is also recommended which would restrict the size of the static holiday units together with the spacing of the static holiday units
- 6.16 The scale and design of the revised scheme remains acceptable and in overall terms the proposal accords with the objectives of Policy EC10 of the local plan.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.17 The nearest residential properties, excluding those 15 residential units within Green Meadows Caravan Park, are located approximately over 150 metres to the north west and south west. Given the existing use of the site and the distance from the development, the revised proposal is unlikely to have a significant impact on the living conditions of occupiers of neighbouring properties through intensification of use or unacceptable noise and disturbance.

5. Proposed Drainage Methods

- 6.18 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that enough capacity exists prior to

commencement of any development and that development proposal do not have an adverse impact on the environment. The submitted documents illustrating that foul drainage from the proposed development would be to a package treatment plant with surface water disposed of via an existing watercourse.

- 6.19 Westlinton Parish Council raise objections to the application as it is of the opinion that: *"Even with the number of units in place now the site cannot cope with surface water. After any rain the water flows out of Green Meadows drive and crosses both lanes of the A7. This is an accident waiting to happen"*. Photographic evidence illustrating water flowing from the northern side of the vehicular access of the owner's bungalow was also provided by the parish council.
- 6.20 In respect of the disposal of surface water drainage, the Lead Local Flood Authority (LLFA) raise no objections to the revised scheme subject to the re-imposition of pre-commencement conditions associated with planning approval 20/0309. This would require the submission of a further application to discharge details of the proposed surface water drainage scheme to serve the proposed extension. If these details prove unsatisfactory then the development would stall as a result. Furthermore, the proposed water features within the application site may require permission under LLFA legislation. Should Members approve the application, an informative is also recommended to be included within the decision notice, drawing the applicant's attention to the requirement to comply with LLFA legislation in respect of the proposed water features.
- 6.21 The views of the parish council as respected; however, considering the views of the LLFA it would be difficult to substantiate a refusal of this current application on surface water drainage.
- 6.22 The proposed foul drainage methods for this current application remain unchanged from that of the extant permission i.e. foul drainage from the proposed development would enter a new package treatment plant prior to its outfall entering a watercourse. Members will recall from the previous application, foul drainage methods for caravan sites falls outside the remit of the city council's Building Control Section. Nevertheless, to ensure that the proposed foul drainage system could adequately process the foul water from the increased number of caravans and tents the expertise of building control was called upon during the processing of the previous application. The city council's Building Control's Business Development Manager reviewed the submitted information and requested clarification on several minor issues. Accordingly, as the number of static holiday units and touring / tent pitches remain unchanged, should Members approve this current application, the re-imposition of a pre-commencement condition is recommended ensuring the submission of a foul drainage scheme to serve the proposed development. The subsequent details of which would be assessed by the council's Building Control Section and if these details prove unsatisfactory the development would stall as a result.
- 6.23 Subject to compliance with the recommended conditions in respect of foul

and surface water drainage, the proposal drainage methods are acceptable and remain in accordance with the objectives of the NPPF, PPG and relevant local plan policies.

6. Impact Of The Proposal On Highway Safety

- 6.24 Policies EC10 and EC11 of the local plan seek to ensure that development proposals should normally be accessible by public transport, walking and cycling. However; for some developments in the rural area this may not be possible. In these cases, new development should be able to demonstrate that adequate access/parking is available and that proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.
- 6.25 Access to the proposed extended caravan park would be via an existing vehicular access from the U1074 county highway. Westlinton Parish Council has raised a further objection to the proposal citing: *"any increase in numbers will increase the number of vehicles using the junction next to The Old Post Office, which has seen a number of fatal accidents. There were 2 accidents on that road last week"*.
- 6.26 It is inevitable that there would be some increase in traffic to and from the caravan park through its extension, however; the number of static holiday units and touring caravans / tents remain that as previously approved under application 20/0309. Furthermore, Cumbria County, as Highway Authority, in its consultation response raise no objections to this current application as it does not propose any other alterations to the consented scheme and would not impact on the highway.
- 6.27 The concerns of the parish council are again respected, however; given the views of the Highway Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

7. Impact Of The Proposal On Biodiversity

- 6.28 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat. Furthermore, the proposal includes a landscaping scheme together with the formation of three water features within the site, thereby, providing an opportunity for net biodiversity gain. To protect biodiversity and breeding birds during any construction works, informatives are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

8. Other Matters

- 6.29 The parish council are of the opinion that: *"certain conditions had to be met for the application to be successful, then these conditions should be adhered to and not removed at a later date. It makes a mockery of the whole system"*.

A similar issue was also raised during the determination of the previous application (application 20/0309). No specific details have been provided in respect of this current application, however; Members will be aware that each application must be judged on its own merits and determined against the provisions of the development plan.

- 6.30 As highlighted earlier in the report, the parish council has questioned the capability of the caravan park to accommodate further holiday units due to existing problems with surface water run-off onto the adjacent highway network. It has also provided photographic evidence to demonstrate that surface water was flowing from the driveway of the owner's bungalow. This issue was previously raised during the determination of other applications for the caravan park (application references 19/0670 and 20/0309). The Agent at that time provided photographic evidence illustrating that the water was originating from an overgrown roadside ditch to the north of the entrance to the bungalow of Green Meadows. Further photographic evidence has also been provided during the determination of this application. Cumbria County Council, as Highway Authority, was / has been made aware of this on-going issue.
- 6.31 The location of the existing surface water problems is out with the application site and it should be noted that the LLFA do not raise any objections to this current proposal subject to the imposition of pre-commencement condition requiring the submission of a surface water drainage scheme for the development. Nevertheless, the planning officer has contacted Cumbria County Council with a view to resolving this ongoing issue. At the time of preparing the report, Cumbria County Council, has advised that investigations and repair works within the highway are currently being undertaken to try and resolve this issue.
- 6.32 A further issue raised by the parish council is the wording of advertisements for the sale of the holiday units as it makes no mention of holiday homes. This proposal seeks permission for an extension to an existing caravan park. Should Members approve the application, the re-imposition of conditions are recommended which would restrict the occupancy of the application site to that of holiday use only with no permanent residential occupancy.
- 6.33 The parish council's consultation concludes by stating: *"given these points we could not support this application and hope the planning dept. will actually take note of our objections on this occasion"*. As Members will be aware, the comments of statutory consultees are a material planning consideration in the determination of any planning application. In respect of this current application, the comments of the parish council are respected and have been addressed within the report. Furthermore, efforts have been made to try and resolve on-going surface water problems affecting the A7 county highway which fall out with the planning process.
- 6.34 This application has been submitted under section 73 of the Town and Country Planning Act 1990 to vary a condition associated with a planning permission.

- 6.35 Paragraph: 015 Reference ID: 17a-015-20140306 Revision date: 06 03 2014 of the Planning Policy Guidance states:

"Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted".

A decision notice describing the new permission should clearly express that it is made under section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation".

- 6.36 In light of the foregoing, the original planning permissions continues to exist, therefore, to assist with clarity, those conditions that have not been either: discharged, part discharged; or are instructive are repeated within the conditions as part of this planning application.

Conclusion

- 6.37 The permission is extant and the principle of development remains acceptable. The fundamental difference between this current application and the previously granted consent (application 20/0309) relates to the reconfiguration of the layout and landscaping of the application site.
- 6.38 The numbers and types of holiday stances remain unaffected by this application. The scale and design of the revised scheme remains consistent with the objectives of the development plan nor would it have a detrimental impact on landscape character.
- 6.39 The impact of the revised scheme on the: living conditions of neighbouring residents; proposed drainage methods; highway safety; and biodiversity are unaffected by this application.
- 6.40 Accordingly, the proposal accords with the objectives of the NPPF, PPG and relevant local plan policies with the application recommended for approval.

7. Planning History

- 7.1 In 1984, full planning permission was granted for renewal of temporary permission for siting of 15 residential caravans (application reference

84/0826).

- 7.2 In 2016, full planning permission was granted for proposed reconfiguration of existing caravan park to allow siting of 37no. holiday static units (inclusive of 15no. residential units), 27no. touring pitches and 20no. tent pitches including associated landscaping (application reference 16/0625).
- 7.3 In 2017, an application for the variation of condition 2 of previously approved permission 16/0625 to revise location and details of package treatment plant was granted (application reference 17/0075).
- 7.4 Also in 2017, full planning permission was refused for variation of conditions 3 (the total number of permanent residential units to be stationed on the site at any one time shall not exceed 37no. plus 27no. touring caravan pitches and 20no. tent pitches) and condition 5 (the touring caravan pitches and tent pitches shall be used solely for holiday use and shall not be occupied as permanent accommodation) of previously approved planning permission 16/0625 (application reference 17/0094). A subsequent appeal was dismissed.
- 7.5 In 2018, advertisement consent was granted for a non-illuminated freestanding sign (application reference 18/0522).
- 7.6 Also in 2018, a variation of condition application was granted for reconfiguration of existing caravan park without compliance with conditions 2 & 3 imposed by planning permission 17/0075 to enable one of the approved holiday caravans to be occupied as a permanent residential unit following removal of unit 6 and the siting of a show holiday caravan (application reference 18/1139).
- 7.7 In 2019, a variation of condition application was granted for reconfiguration of existing caravan park without compliance with conditions 2 & 3 imposed by planning permission 18/1139 to secure flexibility regarding the size and position of the holiday caravans to be accommodated on the caravan park; to make modifications to the alignment of the northern extent of the eastern boundary of the site and to increase the approved number of holiday caravans from 21 units to 29 units (application reference 19/0360).
- 7.8 Earlier this year, an application for the removal of condition 7 of previously approved application 19/0360 for the requirement to install a package treatment plant to facilitate the increased number of pitches was approved (application reference 19/0670).
- 7.9 Again this year, an application for the variation of condition 1 (approved documents) of previously approved application 19/0670 to amend the approved site layout plan to provide flexibility in relation to the siting of the 15 permanent residential units was approved (application 20/0186).
- 7.10 Also this year, an application for the change of use of land to provide an extension to an existing caravan park was approved (application 20/0309).

8. Recommendation: Grant Permission

1. The development shall be begun not later than 17th July 2023.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 14th December 2020;
2. the submitted planning application form received 13th May 2020 as approved under planning reference 20/0309;
3. the site location plan received 13th May 2020 (Drawing No. GMCC/SLP 1 Rev A) as approved under planning reference 20/0309;
4. the proposed site block plan received 14th December 2020 (Drawing No. GMCC/PHASE 2 / SBP2 Rev H);
5. the Notice of Decision;
6. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk, of flooding and pollution in accordance with the National Planning Policy Framework and Policies CC4, CC5 and CM5 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the submitted foul drainage details contained in the HiPAF Packaged Treatments Plants document together with foul drainage details annotated on drawing number GMCC / PHASE 2 / SBP2 Rev H full details of a foul drainage scheme to serve the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of any development. Thereafter, the development shall be undertaken in strict accordance with the approved details.

Reason: To ensure that the development is served by an adequate method for the disposal of foul drainage in accordance with Policies IP6 and CM5 of the Carlisle District Local Plan 2015-2030.

5. The total number of static holiday units to be stationed within the application site at any one time shall not exceed 25no. The total number of tent pitches/touring pitches shall not exceed 20no. and 27no. respectively.

Reason: For the avoidance of doubt.

6. The static holiday units, touring caravan pitches and tent pitches shall be used solely for holiday use and shall not be occupied as permanent accommodation.

Reason: To ensure that the approved static units, touring caravans and tents are not used for unauthorised permanent residential occupation in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

7. The static holiday units shall not exceed 12.2 metres by 6.1 metres in size or be positioned closer than 6 metres from one another unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt.

8. The site manager/owner shall keep a register to monitor the occupation of the static holiday units subject of this approval. Any such register shall be available for inspection by the local planning authority at any time when so requested and shall contain details of those persons occupying the units, their name, normal permanent address and the period of occupation.

Reason: To ensure that the approved holiday units are not used for unauthorised permanent residential occupation in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and maintained thereafter to the satisfaction of the council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

H1 - Per 346 Treatment Plant or comparable model.
 Primary Settlement Tank 2.88M width X 3.2M depth X 6.35M length.
 Filter & Humus Treatment Tank 2.88M width X 3.2M depth X 7.15M length.
 (Existing Treatment Plant retained to serve the existing units).

Existing trees in Meadows to be retained with English Holly, yew (20-40cm) and Beech white (20/40cm) on the basis of a 50/50 mix. Holly and Beech will provide foliage all year round. Planting to extend the full length eastwards along the hedgerow from the existing vehicular access road.

All New Trees - Prunus avium (Wild Cherry). Light Standard - (1.5 to 1.75 metres high).

Area Identified for Maximum of 27 No Touring Caravan pitches and / or 20 No Tour pitches.

Area Identified for Maximum of 25 No Holiday Caravans which shall not exceed 12.2 X 6.1 Metres or be positioned no closer than 6 Metres from one another.

Water Feature

Low level shrubbery and aquatic plants.



PROPOSED SITE BLOCK PLAN

<p>Green Meadows Country Park, Blackford, Carlisle, Cumbria, CA6 4EA.</p>		Drawn By	G.T
		Scale	1:500 @ A2
<p>Rev. H</p>		Date	12th May 2020
		Drawing No	GMCC / PHASE 2 / SBP2